

Accommodation summary

11.

11.1 Accommodation summary

877 Homes

70% dual aspect

The Proposed Development will have a mix of typologies that includes mansion blocks, maisonettes, gallery access buildings and point building. At ground floor there are maisonettes which have private access from the street.

The homes are broken down in the following way:

- 44% one-bedroom homes
- 36% two-bedroom homes
- 20% three-bedroom homes

In line with the LBS Plan, the proposed development will provide 35% Affordable housing (by habitable room), made up of 25.5% social rent and 9.5% intermediate homes. More information on this breakdown is available in section 11.3 Tenure distribution.

10% of homes will be wheelchair accessible homes in line with policy, distributed throughout the development, spread over each of the types including one-, two- and three-bedroom homes. Overall, the 10% of wheelchair accessible homes will be assessed as a percentage of habitable rooms, while within the social rent tenure, the 10% proportion will be assessed as a percentage of dwellings.

On the adjacent tables, WAD stands for wheelchair accessible / adaptable dwellings designed to M4(3) standards.

Social rent (by number of homes)

	Home type															TOTALS
	1B1P	1B2P	1B2P WAD	2B3P	2B3P- 2 storey	2B3P WAD	2B4P	2B4P - 2 storey	2B4P WAD	3B5P	3B5P - 2 storey	3B5P WAD	3B6P	3B6P - 2 storey	3B6P WAD	
Phase 1	0	17	2	24	0	0	5	0	5	26	0	4	0	0	0	83
Phase 2	0	8	4	9	0	0	35	0	4	36	0	6	0	0	0	102
Total	0	25	6	33	0	0	40	0	9	62	0	10	0	0	0	185
Mix %	0%	14%	3%	18%	0%	0%	22%	0%	5%	34%	0%	5%	0%	0%	0%	
	17%			44%						39%						

Intermediate (by number of homes)

	Home type															TOTALS
	1B1P	1B2P	1B2P WAD	2B3P	2B3P- 2 storey	2B3P WAD	2B4P	2B4P - 2 storey	2B4P WAD	3B5P	3B5P - 2 storey	3B5P WAD	3B6P	3B6P - 2 storey	3B6P WAD	
Phase 1	0	3	1	13	2	6	9	0	3	0	0	0	0	0	0	37
Phase 2	0	15	0	14	1	0	7	0	6	5	0	0	0	0	0	48
Total	0	18	1	27	3	6	16	0	9	5	0	0	0	0	0	85
Mix %	0%	21%	1%	32%	4%	7%	19%	0%	11%	6%	0%	0%	0%	0%	0%	
	22%			72%						6%						

Market sale (by number of homes)

	Home type															TOTALS
	1B1P	1B2P	1B2P WAD	2B3P	2B3P- 2 storey	2B3P WAD	2B4P	2B4P - 2 storey	2B4P WAD	3B5P	3B5P - 2 storey	3B5P WAD	3B6P	3B6P - 2 storey	3B6P WAD	
Phase 1	39	107	8	0	0	6	72	0	0	0	0	6	34	0	0	272
Phase 2	51	127	5	0	0	3	81	5	4	0	2	2	49	6	0	335
Total	90	234	13	0	0	9	153	5	4	0	2	8	83	6	0	607
Mix %	15%	39%	2%	0%	0%	1%	25%	1%	1%	0%	0%	1%	14%	1%	0%	
	56%			28%						16%						

Sitewide total (by number of homes)

	Home type															TOTALS
	1B1P	1B2P	1B2P WAD	2B3P	2B3P- 2 storey	2B3P WAD	2B4P	2B4P - 2 storey	2B4P WAD	3B5P	3B5P - 2 storey	3B5P WAU	3B6P	3B6P - 2 storey	3B6P WAD	
Phase 1	39	127	11	37	2	12	86	0	8	26	0	10	34	0	0	392
Phase 2	51	150	9	23	1	3	123	5	14	41	2	8	49	6	0	485
Total	90	277	20	60	3	15	209	5	22	67	2	18	83	6	0	877
Mix %	10.26%	31.58%	2.28%	6.84%	0.34%	1.71%	23.83%	0.57%	2.51%	7.64%	0.23%	2.05%	9.46%	0.68%	0.00%	
	44.13%			35.80%						20.07%						

11.2 Residential mix distribution

Phase 1 392 homes

177 (45%) one-bedroom homes
145 (37%) two-bedroom homes
70 (17%) three-bedroom homes

Phase 2 485 homes

210 (43%) one-bedroom homes
169 (35%) two-bedroom homes
106 (22%) three-bedroom homes

Total 877 homes

387 (44%) one-bedroom homes
314 (36%) two-bedroom homes
176 (20%) three-bedroom homes

- One-bedroom home
- Two-bedroom home
- Three-bedroom home



11.3 Tenure distribution

Distribution by tenure

	Affordable				Private		Total	
	Social Rent		Intermediate		Market Sale			
	Total	%age	Total	%age	Total	%age	Total	%age
1B1P	0	0%	0	0%	90	15%	90	10%
1B2P	31	17%	19	22%	247	41%	297	34%
2B3P	33	18%	36	42%	9	1%	78	9%
2B4P	49	26%	25	29%	162	27%	236	27%
3B5P	72	39%	5	6%	10	2%	87	10%
3B6P	0	0%	0	0%	89	15%	89	10%
Total	185		85		607		877	100%

Habitable room distribution by tenure (LBS methodology)

	Tenure	Habitable rooms	Mix %	Affordable %
Phase 1	Social Rent	311	25.6%	35.20%
	Intermediate	116	9.6%	
	Market Sale	786	64.8%	
	Total	1213		
Phase 2	Social Rent	393	25.5%	34.91%
	Intermediate	145	9.4%	
	Market Sale	1003	65.1%	
	Total	1541		
Sitewide	Social Rent	704	25.6%	35.04%
	Intermediate	261	9.5%	
	Market Sale	1789	65.0%	
	Total	2754		

Buildings A, B, C, H, P* and Q are fully social rent buildings.

Buildings K, L, N contain a mix of intermediate and market sale homes.

Buildings E, F, G, J1, J2* and M are fully market sale buildings.

*with the exception of one duplex home at ground floor in building P and one duplex home at ground floor in building J2, which are both intermediate.



11.4 Commercial

Commercial accommodation schedule

	GIA (m ²)
Flexible retail/ leisure/ commercial + Workspace (excl. Supermarket)	6491.8
of which is dedicated Workspace building	2725.3
Supermarket (excl. carpark + service yard)	4448.89
Supermarket carpark (incl. basement circulation, basement ancillary + L00 ancillary)	5393.7
Supermarket service yard	883.2
Flexible retail/ leisure/ commercial (incl. Supermarket. Excl. carpark + service yard)	10940.69
Total	17217.59

- Two-bedroom maisonette
- Three-bedroom maisonette
- Workspace / office (Use Class E(g))
- Flexible retail, leisure and commercial floorspace
- Supermarket (Use Class E(a))

